

1 BILL NO. R-84-09- 17

2 DECLARATORY RESOLUTION NO. R- 112-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 August 28, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 N. 175' of S. 525' of Block 8,
12 Speedway Addition, Section II
13 in Section 23 Washington Twsp.,
Fort Wayne, Allen Co., Ind.;

14 said property more commonly known as 4901 Speedway Drive, Fort
15 Wayne, Indiana;

16 WHEREAS, it appears that said petition should be pro-
17 cessed to final determination in accordance with the provisions
18 of said Division 6.

19 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
20 OF THE CITY OF FORT WAYNE, INDIANA:

21 SECTION 1. That, subject to the requirements of Section
22 4, below, the property hereinabove described is hereby designated
23 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
24 12.1. Said designation shall begin upon the effective date of
25 the Confirming Resolution referred to in Section 3 of this Resolu-
26 tion and shall continue for one (1) year thereafter. Said desig-
27 nation shall terminate at the end of that one-year period.

28 SECTION 2. That upon adoption of this Resolution:

29 (a) Said Resolution shall be filed with the Allen
30 County Assessor;

31 (b) Said Resolution shall be referred to the Committee
32 on Finance and shall also be referred to the De-

1 Page Two

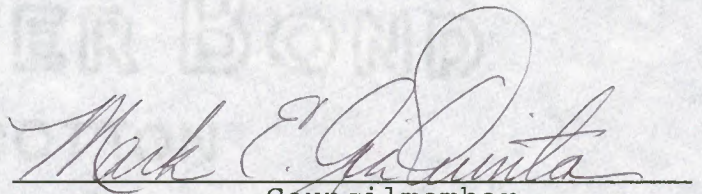
2
3 department of Economic Development requesting a re-
4 commendation from said department concerning the
5 advisability of designating the above designated
6 area an "Economic Revitalization Area";

7 (c) Common Council shall publish notice in accordance
8 with I.C. 5-3-1 of the adoption and substance of
9 this Resolution and setting this designation as an
10 "Economic Revitalization Area" for public hearing;

11 (d) If this Resolution involves an area that has al-
12 ready been designated an allocation area under
13 I.C. 36-7-14-39, then the Resolution shall be re-
14 ferred to the Fort Wayne Redevelopment Commission
15 and said designation as an "Economic Revitalization
16 Area" shall not be finally approved unless said
17 Commission adopts a resolution approving the peti-
18 tion.

19 SECTION 2. That this Resolution shall be subject to
20 being confirmed, modified and confirmed or rescinded after public
21 hearing and receipt by Common Council of the above described re-
22 commendations and resolution, if applicable.

23 SECTION 4. That this Resolution shall be in full force
24 and effect from and after its passage and any and all necessary
25 approval by the Mayor.

26
27 
28 Councilmember

29 APPROVED AS TO FORM
30 AND LEGALITY

31 
32 Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19_____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Six Quarta,
seconded by Talarico, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>7</u>	_____	_____	<u>2</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>	_____
<u>STIER</u>	_____	_____	_____	<u>✓</u>	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 9-25-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (GENERAL)

(~~SPECIAL~~) (~~ZONING MAP~~) ~~ORDINANCE~~ (RESOLUTION) NO. 2-112-84

on the 25th day of September, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy

Ray A. Ebock

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 26th day of September, 1984,
at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 26th day of September,
1984, at the hour of 3⁰⁰ o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Michael and Rebecca Byerley
2. Owner(s) Michael E. and Rebecca A. Byerley
3. Address of Owner(s) 902 E. Gump Road
Fort Wayne, Ind.
46825
4. Telephone Number of Owner(s) (219) 637-5887
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant 902 E. Gump Road
Fort Wayne, Ind.
46825
7. Telephone number of Applicant (219) 637-5887
8. Address of Property Seeking Designation 4901 Speedway Drive
Fort Wayne, Indiana
9. Legal Description of Property Proposed for Designation (may be attached) N. 175' of S. 525' of Block 8, Speedway Addition,
Section II in Section 23 Washington Twsp, Fort Wayne,
Allen Co., Ind.
10. Townwhip Washington
11. Taxing District

12. Current Zoning M-2
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? Vacant
- _____
- _____
- b. What Structure(s) (if any) are on the property? None
- _____
- _____
- b. What is the condition of this structure/these structures? None
- _____
15. Current Assessed Value of Real Estate _____
- a. Land _____
- b. Improvements _____
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- _____
17. Description of Proposed Improvements to the Real Estate A Four
- Building project of + 40,000 sq. ft. total
- _____
- _____
- _____
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- Immediate
- b. When is completion expected? Dec. 85
19. Cost of Project (not including land costs) \$ 800,000.

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 80

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? _____

c. Anticipated time frame for reaching employment level stated above?

Apr. 86

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The overall depressed state of the

economy for the previous three years has prohibited normal

economic growth and development for this area.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? It will aid in the creation of new jobs foreign to the City of Fort Wayne, Ind. and add to the property tax base.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES / NO

26. Financing on Project

What is the status of financing connected with this project?

Private Financing has been obtained

I hereby certify that the information and representation on this Application are true and complete.

Michael E. Sperry
Signature(s) of Owners

8-27-84
Date

8-27-84

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing: _____

Date of Building Permit: _____

Approved or Denied? Date: _____

Allocation Area: _____

City of Fort Wayne, Indiana
Economic Development Department
One Main Street
Fort Wayne, Indiana

Dear Sirs,

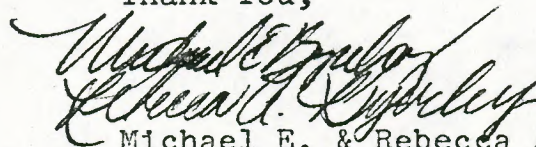
In concert with our application for Property tax abatement on our property at 4905 Speedway Drive, Fort Wayne, Ind., we also would make application for Loan assistance for 490 L.F. of 27' wide concrete street and the attendant under ground utilities to service our four building project. The costs of these improvements are as follows:

Paving	22,500
Sanitary Sewers	9,070
Storm Sewers	2,600
Waterlines	12,000
Tap fees	3,000

Total	\$ 49,170
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We appreciate your consideration of the above and will make ourselves available at your request to answer any questions you may have.

Thank You,



Michael E. & Rebecca A. Byerley

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-84-09-17

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1. (Michael & Rebecca Byerly)

EFFECT OF PASSAGE Four buildings will be constructed on land that is
presently vacant creating new jobs foreign to the City of Fort Wayne
and will add to the property tax base.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$800,000.00

ASSIGNED TO COMMITTEE (PRESIDENT)